



Beckenham, 36B Celebration Street

EXCEPTIONAL AND UNIQUE CHARACTER HOME

Offers closing: 5pm Tuesday 16 January 2024 (unless sold prior)

Experience the true magnificence of this exceptional and very unique residence, completely renovated, costing \$200k plus in upgrades

Sellers have added a "Hamptons touch" to this stunning character weatherboard, but carefully maintaining the classic features of gleaming Jarrah floorboards throughout, high pressed ceilings, feature cornices, new kitchen and bathroom with nothing left untouched, purely adding meticulous attention to detail in finishing off this home beautifully. These renovations were completed by a registered builder who has recently won the 2023 HIA small housing category award



For Sale

Please Call

View

ljhooker.com.au/5E4QFFB

Contact

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Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Victoria Park | Belmont
(WA)**

(08) 9473 7777

FEATURES:

- * 506sqm front survey strata block
- * Large undercover front veranda (5.5m x 2,5m) with classic leadlight front door
- * Gleaming solid Jarrah floorboards greet you as you enter into the home
- * Huge open plan family lounge, dining room and kitchen. This area is serviced by its own split system air conditioning unit, ceiling fan with a gas point for heating
- * White soft closing, shaker style kitchen cupboards, with 900mm gas Omega cooktop and oven and Bosch dishwasher. Large stone benchtop offering tons of working space for the avid chef
- * Massive main bedroom with large double robe, separate air conditioning unit and ceiling fan
- * Spacious second bedroom with robes, split system air conditioning unit and ceiling fan
- * Third Bedroom/study overlooks the lovely rear garden
- * Fully renovated bathroom/laundry with shower, toilet, tons of benchtop space, large laundry trough/basin, space for washer and heat lamp, all finished in floor to ceiling white tiles
- * Additional separate guest toilet
- * Large linen press conveniently placed at the back door close to bathroom/Laundry
- * Beautiful wooden/glass back door leading out onto massive undercover alfresco area, (11.5m x 3.5m), overlooking veggie garden, mango and lime tree
- * Outdoor laundry trough and table under the alfresco area, and an enamel bath which can be used to bath your furry friends, or ornate planter/ice bath. The outdoor area is disable friendly with a wheelchair ramp built in for convenience
- * Large outdoor shed for all the tools (2.4m x 2.4m)
- * Massive tandem carport (12m x 3.8m) that can accommodate 2 large cars, or 3 small cars, with abundant additional parking

FEATURES OF THE RENOVATIONS THAT STARTED IN 2017:

- * Full kitchen, bathroom/laundry renovation, plus additional toilet installed
- * New storage shed
- * Added storage cupboard next to the third bedroom
- * Cement removed in carport and driveway and replaced with paving
- * Separate driveway access now from Celebration Street
- * Insulation: Roof - Fiberglass Batts; Walls - Earth wool & Sarking Wrap
- * Crime safe security on all windows and doors
- * Artificial lawn in the front garden enclosed with retaining walls
- * External walls replaced with cement cladding and painted
- * All internal doors replaced and new back door
- * All internal walls, doors, frames and ceilings have been repainted
- * Outdoor gates repainted
- * Outdoor sink on back patio replaced
- * Floor tiles replaced in bathroom and back passage
- * Jarrah floorboards sanded back and revarnished
- * Front and back patio floors repainted and lights replaced
- * Roof replaced in carport, painted with new lighting
- * Flood lights installed out the front
- * All new LED downlights and power points throughout the home



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- * New colorbond fencing
- * New Instantaneous gas hot water system
- * Fully reticulated gardens out the back
- * Wooden painted windows all fully operational
- * The rear of the property has been fully secured with additional metal fencing and gates.

This property is positioned in a sort after pocket of Beckenham, with easy walking to public transport, Beckenham Train Station, parks, schools, shops and so much more.

Council rates PA: \$1,614.00

Water rates PA: \$1,065.56

CALL MICHAEL SHEPPARD ON 0433 275 080 - FOR A PRIVATE VIEWING

More About this Property

Property ID	5E4QFFB
Property Type	House
Land Area	506 m ²
Including	Toilets (2) Dishwasher Floorboards

Michael Sheppard

Sales Consultant | michael.sheppard@ljhvicpark.com.au

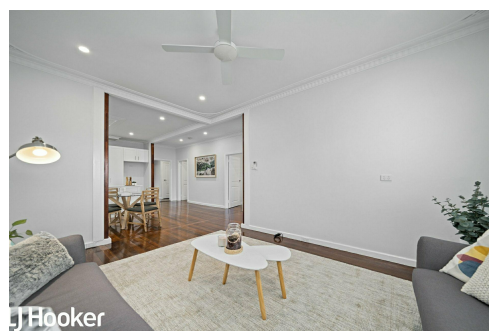
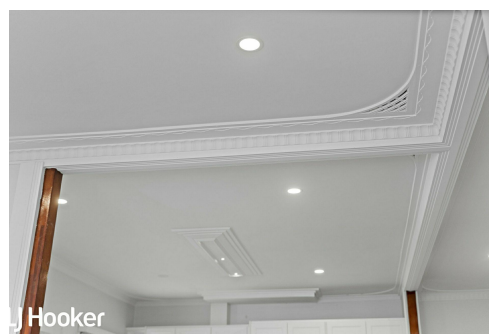
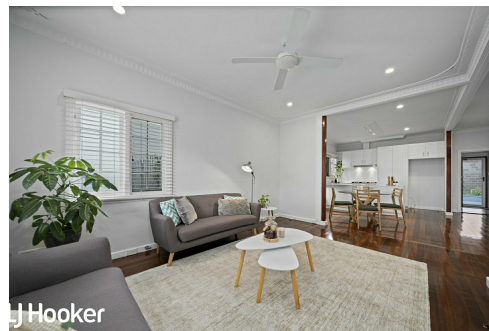
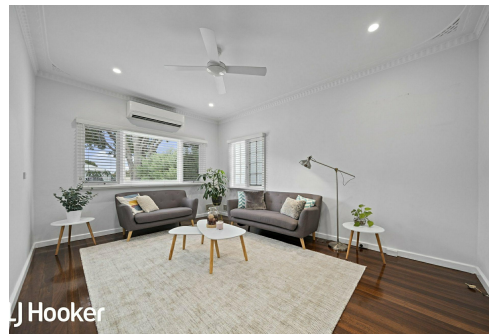
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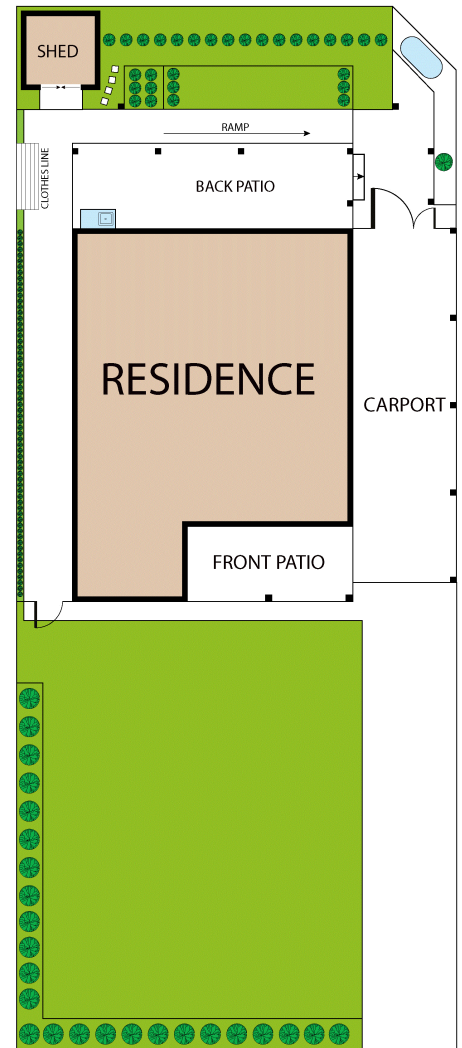
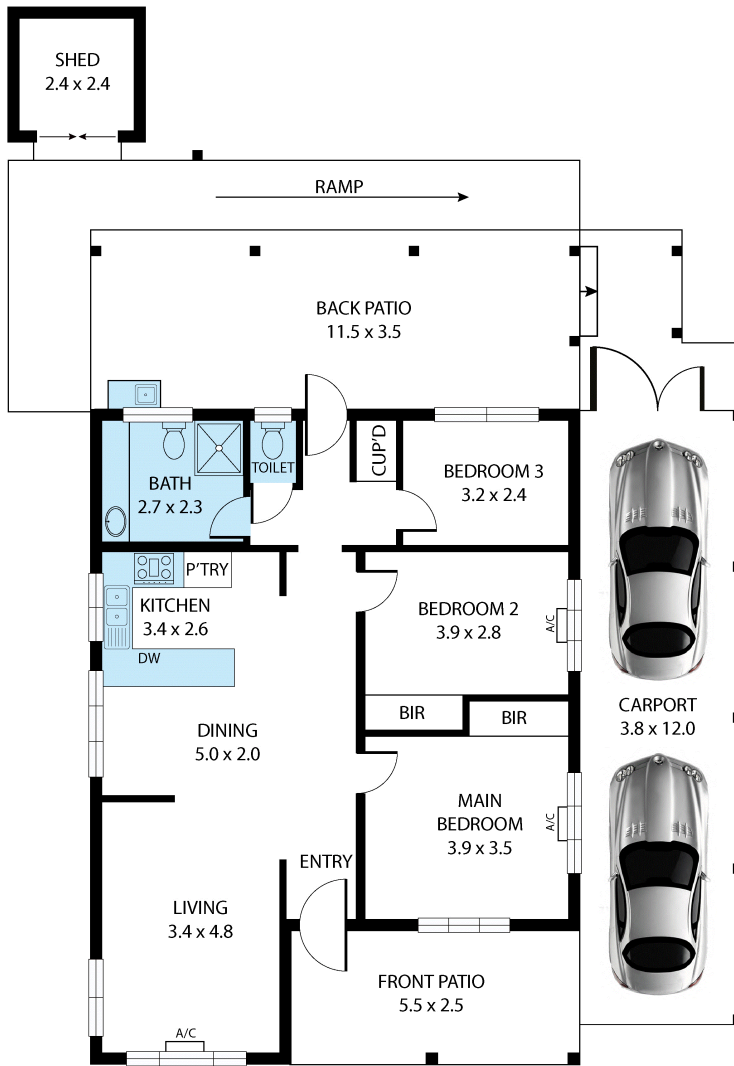
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APPROXIMATE BUILT AREAS	
BUILT AREA	: 97m ²
FRONT PATIO	: 14m ²
BACK PATIO	: 40m ²
CARPORT	: 46m ²
SHED	: 6m ²
TOTAL AREA	: 203m ²

36B Celebration Street, Beckenham 6107

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.